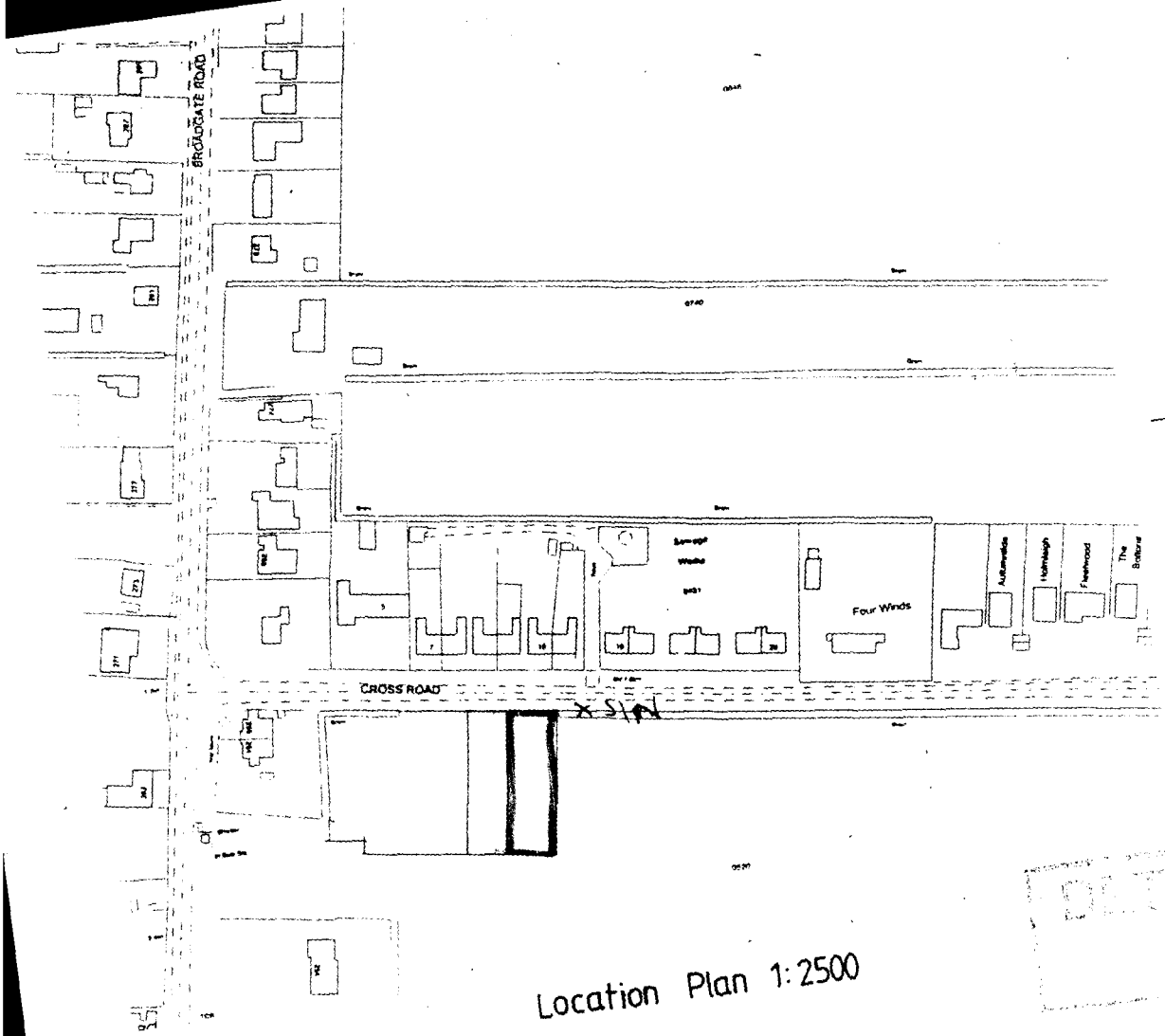
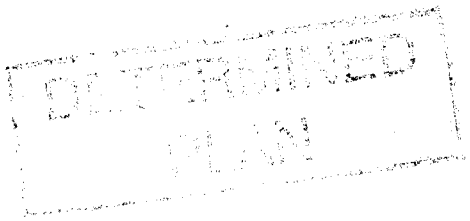
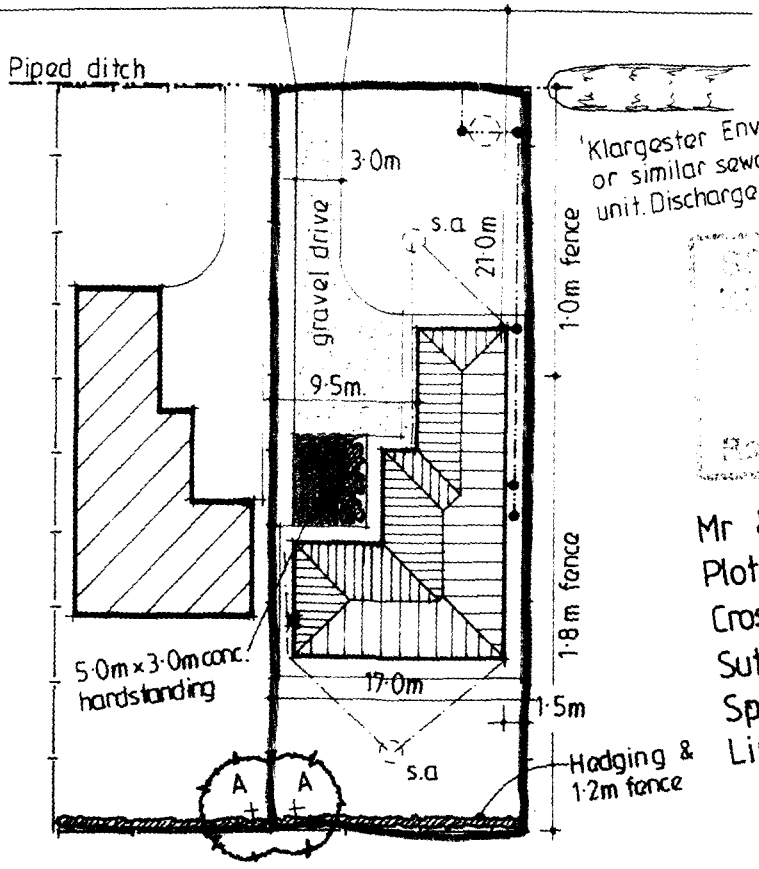


Location Plan 1:2500



Cross Road



'Klargester Envirosafe ES1' or similar sewage treatment unit. Discharge to piped ditch.

1·8m fence to be close boarded timber.

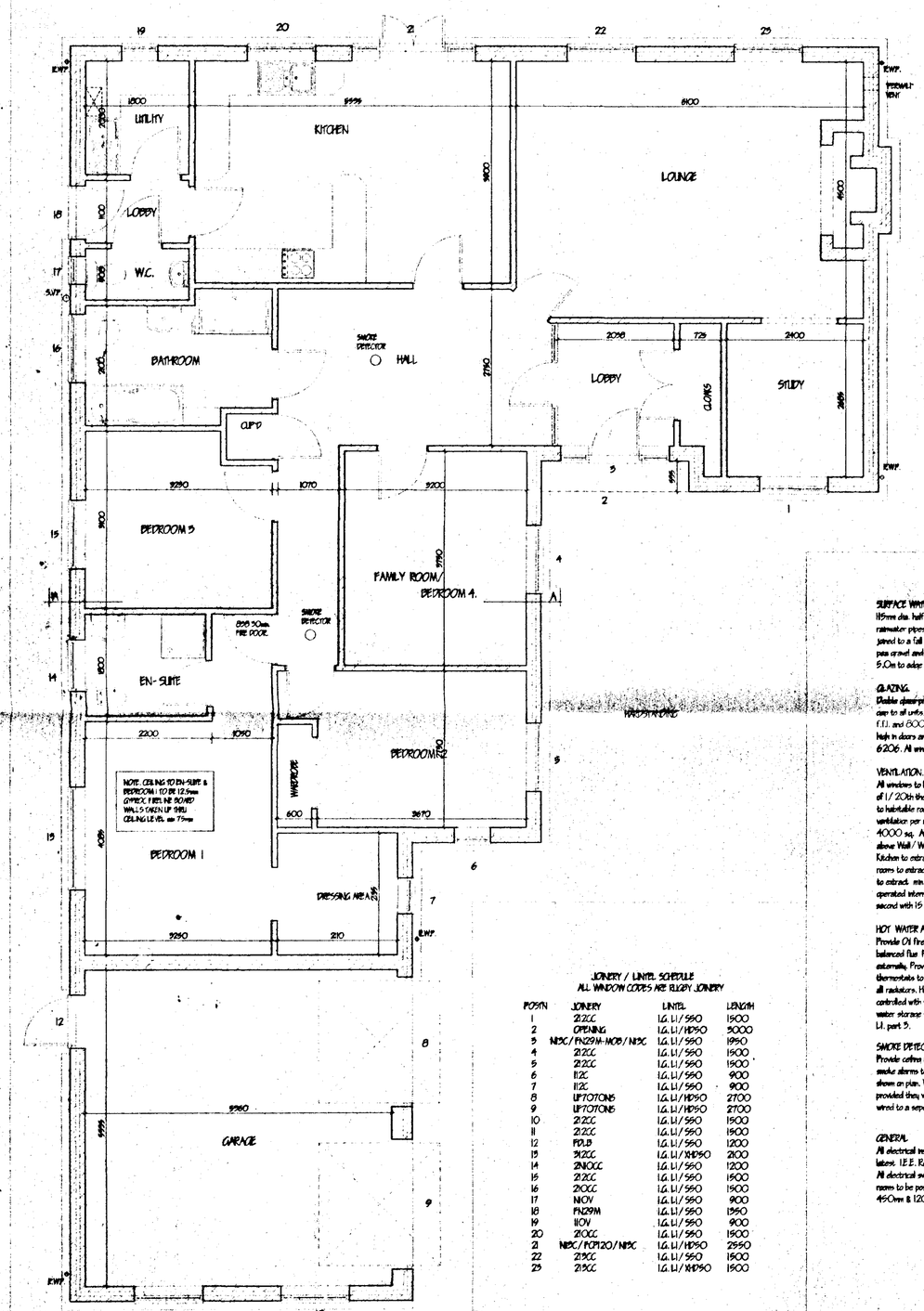
1·0 1·2m fence to be post & 3 rail timber.

Hedging
Crataegus monogyna.
plant ht 45-60cm
at 40cm c/c

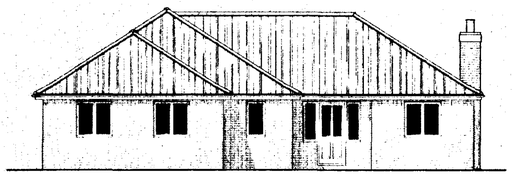
A Acer Campestre
plant ht 1·8 - 2·0m

Mr & Mrs Birse
Plot 5
Cross Road.
Sutton St Edmund,
Spalding.
Linc's.

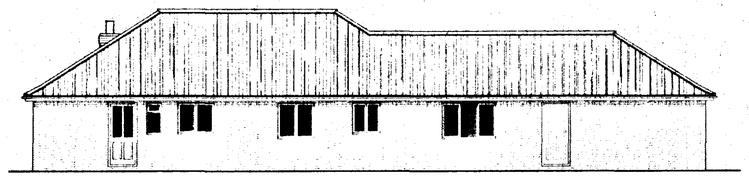
Block Plan 1:500



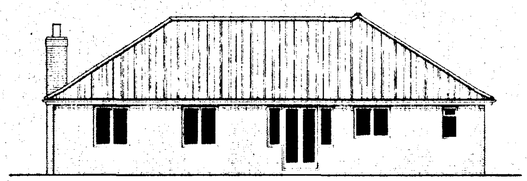
FLOOR PLAN



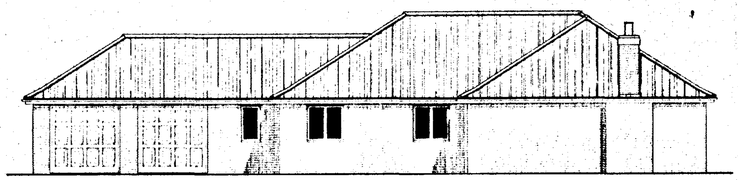
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

JOINERY / LINTEL SCHEDULE
ALL WINDOW CODES ARE ELGIN JOINERY

POSTN	JOINERY	LINTEL	LENGTH
1	2120C	IG.L1/590	1500
2	OPENING	IG.L1/HD90	3000
3	NISC/FN29M-NOB/NISC	IG.L1/590	1990
4	2120C	IG.L1/590	1500
5	2120C	IG.L1/590	1500
6	1120	IG.L1/590	900
7	1120	IG.L1/590	900
8	UP2TOTONS	IG.L1/HD90	2700
9	UP2TOTONS	IG.L1/HD90	2700
10	2120C	IG.L1/590	1500
11	2120C	IG.L1/590	1500
12	PDUB	IG.L1/590	1200
13	3120C	IG.L1/XHD90	2100
14	2N1OCC	IG.L1/590	1200
15	2120C	IG.L1/590	1500
16	2100CC	IG.L1/590	1500
17	N1OV	IG.L1/590	900
18	FN29M	IG.L1/590	1990
19	1110V	IG.L1/590	900
20	2100C	IG.L1/590	1500
21	NISC/PCP120/NISC	IG.L1/HD90	2990
22	2130C	IG.L1/590	1500
23	2130C	IG.L1/XHD90	1900

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes. 110mm dia. underground pipes flexibly joined to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to edge from dwelling.

GLAZING.
Double glazed units to all habitable rooms (6mm air gap to all units) excluding garage. All glazing between F.F.L. and 800mm high and between F.F.L. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.

VENTILATION.
All windows to have opening lights to give the equivalent of 1/20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall / Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility room to extract min. 30 litres per second. Bathrooms to extract. min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second with 15 minute overrun.

HOT WATER AND SPACE HEATING.
Provide Oil fired condensing boiler with fan assisted balanced flue Provide airtight wire guard to flue externally. Provide timer switch and suitable zone thermostats to dwelling, fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to B.R. LI. part 3.

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt.1.1990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a seperate fused circuit at distribution board.

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.
All electrical switches and socket outlets to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.

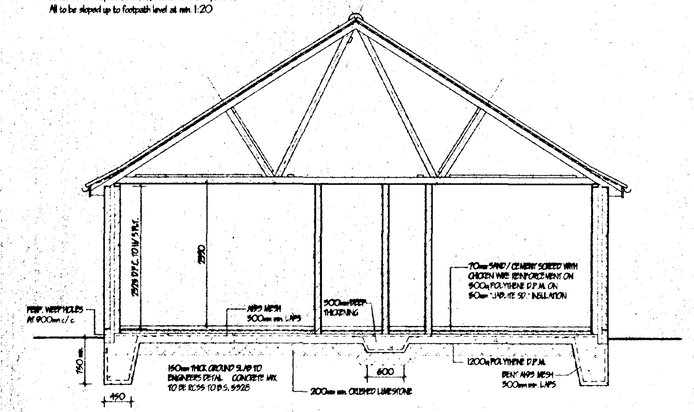
PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Terminate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALCS TO BE SUBMITTED 10 D.L / A MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c / c to a pitch of 92.5 deg. 38 x 100 ridge rade binder 38 x 100 ceiling binders. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c / c. Note: provide solid bricking beneath straps. 50 x 100 wall plate bedded on sand and cement. 25 x 175 fascia boards. 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen. All structural timber to be min.SC3 grade. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4. Timber supports are to be provided beneath water storage tanks over 4No ceiling joists. At roof intersections provide 25 x 100 bay boards and diminishing trusses at 600 c / c : Install code 4 lead valley liner.

FOOTPATHS / DRIVES.
Provide min. 900mm wide footpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub cill min 1:20 . All footpaths to have slight fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel. At least 5.0m of drive adjacent to building x 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavors. All to be sloped up to footpath level at min 1:20

CEILINGS.
200mm deep fibre insulation total thickness. 100mm between joists & 100mm over Joists. 12.7mm Gyproc plasterboard 3mm skim finish: Provide min 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled Garage ceiling to be 12.7mm Gyproc Fireline board and Artex. Provide access trap to roof space: opening to be lined with 25 x 25 planked stops. Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jablite to top surface. Provide slide bolt fastening & draught seal all round

WALLING.
265 cavity walling to consist of face brickwork to B.S. 5921:1974 for clay bricks and B.S. 1871:1978 for calcium silicate bricks: 65 cavity: bonded into cavity Rockwool cavity wall bonding insulation board/slab in accord. with makers instructions and approved cert' No.99 / 1087. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron bonding ties set 900 horizontally, and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with "thermabate" preformed closer and provide bitumen felt DPC to C.P. 121: External walls to have min. "U" value of 0.45 W/ m2 deg. C.: Internal walls of 100mm Tarmac Hemelite solid insulation blocks: All to receive 10mm S/ C render and 5mm skim (except garage).

LEVEL ENTRY THRESHOLD
Provide "Dalton & Paul" Mobility door frame & threshold (FN29M-NOB) to all level use entrance to building.



SECTION A - A

LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning / Building Regulation approval.
The drawing must not be used as a contract document alone.
All dimensions shall be taken from setout from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes. All given dimensions shall be checked by the Builder / Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by C.A.D. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherance to specification, variations to contract etc.

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STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc., to be used fitted and installed etc., in strict accordance with manufacturers instruction and relevant Code of Practice
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

FOUL DRAINAGE
Inspection chamber construction to be "Osmal" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 110mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 bed and surround with 100mm pea gravel. Where pipes pass under floors encase in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexal joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel in skins where pipes pass through walls, allow 50mm app around pipe, opening marked both sides of wall with ridged sheet material
Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1969 and to extend 900mm above window head terminations with PVC bellmn. Waste pipes to be 40mm dia. PVC to B.S. 5255: 1979 complete with roadding eyes at every change of direction: Bath, basins and sink to have 75 deep seal traps: Shower to be ratsed on 150mm plinth with access plate to anti-syphon trap and 50mm waste.

DETERMINED PLAN

SOUTH HOLLAND DC HOUSING & PLANNING
-2 APR 2001
Ref: 039401

revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN
BRONAYON, HOCKLESGATE,
FLEET, SPALDING, LINC'S PE12 6LF
Tel/Fax : 01406 423782
Mobile : 07808 125778

Client
MR & MRS BIRSE

Project.
PROPOSED BUNGALOW & GARAGE.
CROSS ROAD,
SUTTON ST EDMUNDS
SPALDING,
LINC'S.

Drawing.
FLOOR PLAN, SECTION & ELEVATIONS
PLOT 5

Scale	1:50 1:100	Drawing No.	9910.5
Date.	NOV. 2000	Drawn.	J.C.